

## Amendatory Ordinance 8-0725

To the Honorable Iowa County Board of Supervisors:

**Whereas a petition for a land use change has been made by Bonnie Pittz Survivors Trust and Sun Rider LLC;**

For land being in the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 15 of Town 4N, Range 2E in the Town of Mineral Point affecting tax parcels 018-1188 and 018-1194;

**And, this petition is zone 15.88 acre from A-1 Agricultural to C-1 Conservancy.**

Whereas notice of such petition has been properly advertised and notice has been given to the **Clerk of the Town of Mineral Point,**

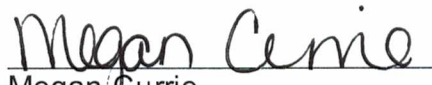
Whereas a public hearing, designated as zoning hearing number **3493** was last held on **June 26, 2025** in accord with said notice, and as a result of said hearing action has been taken by the Iowa County Planning & Zoning Committee to **approve** with the condition that the associated certified survey map is duly recorded within 12 months of County Board approval.

Now therefore be it resolved that the official county zoning map be amended as recommended by the Iowa County Planning and Zoning Committee.

Respectfully submitted by the Iowa County Planning & Zoning Committee.

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I, the undersigned Iowa County Clerk, hereby certify that the above Amendatory Ordinance was X approved as recommended \_\_\_\_\_ approved with amendment \_\_\_\_\_ denied as recommended \_\_\_\_\_ denied or \_\_\_\_\_ rereferred to the Iowa County Planning & Zoning Committee by the Iowa County Board of Supervisors on **July 15, 2025**. The effective date of this ordinance shall be **July 15, 2025**.

  
Megan Currie  
Iowa County Clerk

Date: 7/15/2025

## IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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### Planning & Zoning Committee Recommendation Summary

Public Hearings held on June 16, 2025

Zoning Hearing 3494

Recommendation: **Approval**

**Applicant(s):** Bonnie Pittz Survivors Trust and Sun Rider LLC

**Town of** Mineral Point

**Site Description:** NE/NW of S15-T4N-R2E also affecting tax parcels 018-1188; 1194

**Petition Summary:** This is a request to zone 15.88 acre from C-1 Conservancy.

#### Comments/Recommendations

1. The Pittz Trust is planning to acquire a small portion of the Sun Rider LLC property for access from what is currently a nonconforming A-1 lot. Since the A-1 district has a minimum 40-acre lot size and the Sun Rider LLC property is virtually all mapped floodplain, it is being proposed to zone what is kept to the C-1 Conservancy district.
2. If approved, the C-1 district would allow open space uses.
3. The associated certified survey map has been submitted for formal review.
4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following may be considered when deciding on a zoning change:
  1. Whether the petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
  2. Whether adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available as required by the petition while maintaining adequate levels of service to existing development.
  3. Whether the petition will result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
  4. Whether the land associated with the petition is suitable for the proposed development and said development will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas.
  5. Whether the petition is to resolve a violation.
  6. Whether the petition is the minimum action necessary to accomplish the intent of the petition, and an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.

**Town Recommendation:** The Town of Mineral Point is recommending approval.

**Staff Recommendation:** Staff recommends approval with the condition that the associated certified survey map is duly recorded contingent to County Board approval and within 12 months of County Board approval.

